



LOWELL PUBLIC SCHOOLS
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To: Dr. Joel Boyd, Superintendent of Schools
From: Dr. James Hall, Chief Operating Officer
Date: November 14, 2022
Re: Facilities Report

LHS Construction: Enclosed is a report on LHS construction.

HVAC Status: I have attached the HVAC dashboard.

STEM Modularity:

The OPM for the modular project has recommended that an architect be retained to assist with the STEM Modularity project to help provide more certainty in regard to what the STEM Academy could expect to receive with a 5.3 million dollar investment. We have been informed that the cost of these architectural services would likely be \$225,000 to \$250,000.00. We were also told that the earliest that the modularity could be installed would be 18-20 months from now given supply chain challenges.

The OPM has relayed that costs will be hard to predict due to market fluctuations so the costs are not very predictable. Having an architect analyze the project would provide more certainty. Typically, the cost for such modularity is about \$600/sq ft for these sort of modularity. Several Kindergarten classrooms would be relocated to these modularity. The size of typical Kindergartens is between 850-1200 sq feet. The size of typical kindergartens at the Bailey, Morey, and Reilly are 850, 925, and 875 sq ft respectively.

The STEM Academy has stated that it ideally needs 8 modularity. If we used 1000 sq ft as a baseline, it would cost \$4,800,000 million for the 8 modularity. One should also allocate about a 1000 sq ft for connecting corridors so that would add another \$600,000.00. Such leaves no room for error. The OPM stated that we could always add modularity later if costs had to be adjusted. All of these estimates are subject to change depending on how the market adjusts and depending upon what is needed based on existing utilities available for connection.

We are currently reviewing this information to provide a recommendation. Attached is additional detail provided by Dore & Whittier on the modular projects at Cawley Memorial Stadium and the STEM Academy.

Additional STEM Space created:

Over summer break, just prior to the start of the 22/23 school year an effort was made to create new space to make the STEM Academy more functional for the current student enrollment. Initially, we thought we may have to wait until Thanksgiving break or late December to make these improvements, but we re-analyzed the project to create the least amount of disruption and to maximize use for the whole school year. These spaces were created, in part, by looking at existing rooms which had larger than normal square footage than most classrooms in the district. In total, we were able to cave out 3,452 Sq ft from existing space.

We were also able to turn over 2000 Sq ft of space in the basement area, which was previously used as the headquarters for both the Department of Facilities and Aramark personnel.

Attached are before-and-after pictures of the newly created spaces.



























